

Weaver Commercial  
Real Estate

# AUCTION

TUESDAY, DECEMBER 6<sup>TH</sup> • 4PM

6625 SR 241  
MILLERSBURG, OH

**OPEN HOUSE & INSPECTION:**

Property will be open for inspection  
**Tuesday, November 29 • 3-5 PM**

For Other Showings Call:  
Jake Miller 330-473-7352

Seth Andrews 330-466-5471 or  
Steve Andrews 330-465-8498



**LOCATION, LOCATION, LOCATION**  
50 x 90 Commercial Building  
State Route 241 Frontage  
Excellent Visibility

**Real Estate:** Location, Location, Location....If you are shopping for any type of commercial location between Millersburg and Benton in the heart of Holmes County this could be your match. The property consists of a 50x90 building with a poured wall foundation, wide footers, concrete 6" thick with rebar reinforcement made for heavy traffic. There is also a 5400 sq ft of concrete out front of the building constructed of the same thickness.

This building sits on 1.5 acres has 14' doors, 16' ceilings and natural gas. There is no well and no septic on the property but has room should these be desired. There is also a 3 sided shed and portable barn that serves as the office currently. It is currently operated as a sawmill/woodshop but the base is there to transform it into whatever you need it to be. The property fronts on 241 so visibility and access couldn't be much better.

The current equipment will be removed, however if the new buyer has use for the hydraulic lines that are run they could be left if desired. Many of these type of properties exchange without you knowing about it but here's one that will hit the auction block, sell to the high bidder, and everyone that is interested will have their fair shot.

I encourage you if you're shopping to take advantage of the opportunity.



Seth Andrews, Broker 330-466-5471



Co Listing Agent  
Jake Miller 330-473-7352

**MORE INFORMATION AT [WWW.RES.BID](http://WWW.RES.BID)**



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**Terms and Conditions:** Terms: We require a non-refundable down payment of 10% of the purchase price with the balance due in full at closing within 60 days. There is a 5% Buyers Premium that will be calculated from the high bid to establish the contract price. There are no financing contingencies.

**Possession:** Possession will be on or before June 1st 2023.

**Taxes:** Part of Parcel 06-00857-000, Holmes County-Hardy Twp-Millersburg. Taxes are currently \$2697.47 annually on the original 2 acre parcel and will be recalculated and prorated to the day of closing.

  
**Steve & Seth  
Andrews**  
**AUCTIONEERS**  
5107 S. Jefferson Rd., Wooster, OH 44691  
**330.262.9186**



  
**RES**  
**AUCTION SERVICES**  
375 Fry Road, Wooster, OH 44691  
**833.765.3737**



Co Listing Agent  
Jake Miller 330-473-7352

**WWW.RES.BID**